

County of Monroe

Planning Department

2798 Overseas Highway
Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Charles McCoy, Dist 3
Mayor Pro Tem Dixie Spehar, Dist 1
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We strive to be caring, professional and fair

August 9, 2006

Lloyd Good
17001 Overseas Highway
Sugarloaf Key, FL 33042

**RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR THE
SUGARLOAF LODGE PROPERTY, LOCATED ON TWO PARCELS ON
SUGARLOAF KEY HAVING THE REAL ESTATE NUMBERS
00118420.000000 AND 00118470.000000**

Mr. Good,

You requested a determination as to the number of dwelling units that may be rebuilt and exempt from the Residential Rate of Growth Ordinance (ROGO) and the amount of nonresidential square footage that may be rebuilt and exempt from the Non-Residential Rate of Growth Ordinance (NROGO) on the above-described premises.

Based upon further review of additional records and new information, this letter shall serve as a revision to an earlier development rights determination for the subject property, provided by the Planning Department on July 19, 2006.

I. BACKGROUND INFORMATION

The applicant is proposing to redevelop Sugarloaf Lodge, an existing resort on Sugarloaf Key. The resort is a mixed-use development, consisting of a motel, restaurant, marina, bank, real estate office, gas station, convenience store and post office. There are six (6) structures located on two (2) parcels and the subject parcels have a total land area of approximately twenty-eight (28) acres.

The applicant asserts that fifty-five (55) transient motel rooms and two (2) permanent apartments are lawfully-established and thereby exempt from ROGO. In addition, the applicant asserts that the existing nonresidential structures are lawfully-established and the floor area is thereby exempt from NROGO.

II. REVIEW OF RECORDS FOR RE 00118420.000000

1. The parcel identified as RE 00118420.000000 has a legal description of 3 67 27 Y67703-03 SUGARLOAF KEY PT LOT 3 & PT LOT 4 OR557-330-331 OR557-332-338 CASE #75-102-CP-12 OR888-116/120 OR1039-18/20E(LD).
2. The parcel is currently located in a Destination Resort (DR) Land Use District. Resort hotels and their accessory uses are permitted in the DR District with minor conditional use approval. Concerning permanent residential uses, single-family, detached dwellings are permitted as-of-right and attached dwellings may be permitted with major conditional use approval. Prior to 1986, the parcel was divided within four zoning districts—RU-7 (Residential Tourist), BU-1 (Light Business), BU-2 (Medium Business) and GU (General Use).
3. According to the Monroe County's Property Appraiser's records, there are five (5) buildings on the parcel. The structure described as Building 1 is the motel office and lobby building; Building 2 is the eastern wing of the motel; Building 3 is the marina building; Building 4 is the restaurant; and Building 5 is the western wing of the motel. These records are supported by an unofficial land survey by Frederick H. Hildebrandt, dated July 25, 2005.
4. There are fifty-five (55) existing motel rooms on the parcel. Motel rooms are considered transient residential dwelling units. In addition, there is one (1) permanent residential dwelling unit on the parcel.

MCC Sec. 9.5-120.4 and Administrative Interpretation 03-108 provide criteria to determine whether or not a dwelling unit was lawfully-established:

- (a) The residential use was allowed at the time the motel was built in the 1960s. In addition, the property is currently located in a DR District, which permits resort hotels with minor conditional use approval and permanent attached dwelling units and employee housing with major conditional use approval.
- (b) Site visits were conducted by a Monroe County Planner, Joseph Haberman, on May 24, 2006 and on July 27, 2006. Two (2) motel buildings, consisting of fifty-five (55) transient dwelling units, were observed on the property. The one-story eastern wing of the motel (Building 2) consisted of twenty-four (24) motel rooms and the two-story western wing of the motel (Building 5) consisted of thirty-one (31) motel rooms. Of the motel rooms, fifty-four (54) were single-rooms and one (1) was a double-room suite (Room 201). There was evidence of electric and water service to all of the rooms.

In addition, there was one (1) apartment within the motel office and lobby building (Building 1). It appeared to be occupied by a long-term tenant.

- (c) No original Building Permit for the motel or apartment was located for review. However, the building permit history supports the existence of fifty-five (55) transient dwelling units and one (1) permanent dwelling unit.

Most notably, as part of Building Permit A2654, issued in 1977, the applicant submitted an un-scaled map of the Sugarloaf Lodge property showing fifty-five (55) motel rooms having the same configuration and room numbers as the currently existing motel rooms. In addition, the diagram shows the building in which the apartment is located.

Further, Building Permits A2800 (1977), 891-1490 (1989), 941-0422 (1994), 941-0516 (1994), 941-0465 (1994), 941-0813 (1994), 941-1471 (1995), 951-0574 (1997) and 981-1766 (1998) support the existence of the motel and indicate that it has remained in continuous operation on the property.

- (d) The Monroe County Property Appraiser's records for RE 00118420.000000 show a building value on the parcel from 1982 to present. There are currently five (5) buildings attributed to the property, a figure consistent with records from 1994, which indicate the existence of the same five (5) buildings. No records for 1990 were located for review.

The years built of the two (2) motel buildings, Buildings 2 and 5, are indicated as 1960 and 1966, respectively. Appraiser's notes from 1997 indicate that the Sugarloaf Lodge consisted of fifty-five (55) units. The year built of the motel office and lobby building, Building 1, is indicated as 1968.

- (e) Aerial photography from 1982 to present confirms the continuous existence of the two (2) motel buildings (Buildings 2 and 5) and the motel office and lobby building (Building 1).
- (f) The Sugarloaf Lodge has a valid occupational license for 2005. According to the license from 2005, the motel has a new business date of September 30, 1962 and the number of units is specified as fifty-five (55). An occupational license for 1993-1994 was also found for Sugarloaf Lodge. However, the license from 1994 did not provide a total number of rooms. No additional occupational licenses were submitted for review.
- (g) On a building floor plan for the motel office and lobby building (Building 1), produced by Clifford W. Wright and dated April 13, 1966, the apartment is specified as existing within the building and is illustrated in its current configuration.
- (h) Florida Keys Aqueduct Authority records indicate that water service has been provided to the property since the 1950s.

Based on a review of the records, on the parcel identified as RE 00118420.000000, the Planning Department has determined that twenty-four (24) transient dwelling units in the eastern wing of the motel (Building 2) and thirty-one (31) transient dwelling units in the western wing of the motel (Building 5) are lawfully-established. Of these lawfully-

established transient dwelling units, fifty-four are considered single-room units and one (1) is considered a double-room suite. In addition, the Planning Department has determined that one (1) permanent dwelling unit in the motel office and lobby building (Building 1) is lawfully-established.

5. There are three (3) existing nonresidential structures on the parcel. Pursuant to MCC Sec. 9.5-124.3 and Administrative Interpretation 03-108, owners of land upon which lawfully-established nonresidential floor area exists, shall be entitled to one (1) square foot for each such square foot in existence.

MCC Sec. 9.5-124.3 and Administrative Interpretation 03-108 provide criteria to determine whether or not nonresidential floor area was lawfully-established:

- (a) The nonresidential uses were allowed at the time the motel resort was built in the 1960s. In addition, the parcel is currently located in a DR District, which permits resort hotels and their accessory uses with minor conditional use approval.
- (b) Site visits were conducted by a Monroe County Planner, Joseph Haberman, on May 24, 2006 and on July 27, 2006. One (1) motel office and lobby building (Building 1), one (1) marina (Building 3) and one (1) restaurant (Building 4) were observed on the property. Each of the buildings appeared to be in use.
- (c) No original Building Permits for the three (3) nonresidential buildings were found. However, the building permit history supports the existence of lawfully-established nonresidential floor area.

As part of Building Permit A2654, issued in 1977, the applicant submitted an unscaled map of the Sugarloaf Lodge property showing and identifying the motel office and lobby (Building 1), marina (Building 3) and restaurant (Building 4). The 1977 map illustrated the three buildings with the same configuration and uses as the currently existing structures. In addition, since 1977, a number of Building Permits have been issued for the property, supporting a continuous commercial retail use within the marina (Building 3) and restaurant (Building 4) and a continuous office use within the motel office and lobby building (Building 1):

- Supporting the commercial use of the marina (Building 3), Building Permit 941-0319 was issued for commercial signage in 1994. The application included a site plan showing the marina building with its current dimensions.
- Supporting the commercial use of the restaurant (Building 4), Building Permit A10793 was issued to replace an existing restaurant deck in 1983; Building Permit 871-0553 was issued to repair the A/C of a restaurant in 1987; and Building Permit 931-6938 was issued to construct a 962 square foot gazebo, serving as a commercial accessory use to an existing restaurant, in 1994.

However, none of these permits indicate a total amount of commercial square footage for the restaurant.

- Supporting the office use within the motel office and lobby (Building 1), Building Permit 981-1766 was issued to repair the roof of the office in 1998.
 - In addition, Building Permits 881-2203 (1988), 901-1465 (1990) and 981-2966 (1999) were issued for commercial signage for the property, but do not clearly indicate which building the commercial activity is taking place.
- (d) The Monroe County Property Appraiser's records for RE 00118420.000000 show a building value on the property from 1982 to present. There are currently five (5) buildings attributed to the property, a figure consistent with records from 1994, which indicate the existence of the same five (5) buildings on the property.

The year built of the motel office and lobby (Building 1) is indicated as 1968 and it is described as a one-story structure that consists of 2,462 square feet of ground floor area. The year built of the marina (Building 3) is indicated as 1967 and it is described as a one-story structure that consists of 1,000 square feet of ground floor area. The year built of the restaurant (Buildings 4) is indicated as 1967 and it is described as a one-story structure that consists of 5,286 square feet of ground floor area.

- (e) Aerial photography from 1982 to present confirms the continuous existence of the three (3) nonresidential buildings (Buildings 1, 3 and 4).
- (f) The Sugarloaf Lodge restaurant and Sugarloaf Marina have valid occupational licenses for 2005. According to the license from 2005, the restaurant has a new business date of September 30, 1962 and the marina has a new business date of May 31, 1994. No additional occupational licenses were submitted for review.
- (g) Florida Keys Aqueduct Authority records indicate that water service has been provided to the property since the 1950s.

Based on a review of the records, on the parcel identified as RE 00118420.000000, the Planning Department has determined that the following floor area is lawfully-established:

In the marina (Building 3), 1,000 square feet of nonresidential floor area is lawfully-established. This figure is the total ground floor area specified in the Property's Appraisers records and is consistent with the unofficial land survey by Frederick H. Hildebrandt.

In the restaurant (Building 4), 5,286 square feet of nonresidential floor area is lawfully-established. This figure is the total ground floor area specified in the Property's Appraisers records and is consistent with the unofficial land survey by Frederick H. Hildebrandt.

In the motel office and lobby building (Building 1), 1,102 square feet of nonresidential floor area is considered lawfully-established. This figure is based on a building floor plan for the motel office and lobby building, produced by Clifford W. Wright and dated April 13, 1966. According to the floor plan, in total, the motel office and lobby building consists of 2,260 square feet, a figure consistent with the Property Appraiser's records of 2,462 square feet. Deducting the floor area dedicated to the residential apartment and the motel lobby, there is 1,102 square feet of nonresidential floor area, which includes the office space in the western section of the building and the motel reception and storage space in the center of the building.

Although all of the floor area within the motel office and lobby building is considered lawfully-established, the floor area of the lobby (accessory to the transient residential component) and residential apartment is not considered commercial or nonresidential and thereby is not subject to NROGO. As a result, this floor area may not be rebuilt or converted into nonresidential floor area.

In addition, Building Permit 931-6938, approved by the Planning Department, was issued for the construction of 962 square foot gazebo as a commercial accessory use in 1994. This nonresidential floor area is considered lawfully-established, although it is not described in the Property Appraiser's records.

III. REVIEW OF RECORDS FOR RE 00118470.000000

1. The parcel identified as RE 00118470.000000 has a legal description of Y67703-08 SUGARLOAF KEY PT LOT 3 OR557-332/338 CASE #75-102-CP-12.
2. The property is located in a Destination Resort (DR) Land Use District. According to the Future Land Use Map (FLUM), the Future Land Use designation is Mixed Use (MU). Resort hotels and their accessory uses are permitted in the DR District with minor conditional use approval. Concerning permanent residential uses, single-family, detached dwellings are permitted as-of-right and attached dwellings may be permitted with major conditional use approval. Prior to 1986, the property was designated within a BU-2 (Medium Business) District.
3. According to the Monroe County's Property Appraiser's records, there is one (1) building on the parcel identified as RE 00118470.000000. These records are supported by an unofficial land survey by Frederick H. Hildebrandt, dated July 25, 2005.
4. There is one (1) permanent residential dwelling unit on the parcel.

MCC Sec. 9.5-120.4 and Administrative Interpretation 03-108 provide criteria to determine whether or not a dwelling unit was lawfully-established:

- (a) The residential use was allowed at the time the motel was built in the 1960s. In addition, the property is currently located in a DR District, which permits permanent attached dwelling units and employee housing with major conditional use approval.

- (b) Site visits were conducted by a Monroe County Planner, Joseph Haberman, on May 24, 2006 and on July 27, 2006. One (1) mixed-use building (Building 1) was observed on the property. The building consisted of a real estate office, bank, gas station, convenience store and residential apartment. The dwelling unit had electric and water service and appeared to be occupied by a long-term tenant.
- (c) No original Building Permit for the dwelling unit was located for review. However, the building permit history supports the existence of one (1) permanent dwelling unit within the mixed-use building (Building 1). As part of Building Permit 021-4553, issued in 2002, the applicant submitted a floor plan of the mixed-use building (Building 1) showing the apartment in its current configuration.
- (d) The Monroe County Property Appraiser's records for RE 00118470.000000 show a building value on the parcel from 1982 to present. There is currently one (1) building (Building 1) attributed to the property. The year built is indicated as 1958 and it is described as a one-story structure that consists of 4,003 square feet of ground floor area.
- (e) Aerial photography from 1982 to present confirms the continuous existence of the one (1) building (Building 1).
- (f) Florida Keys Aqueduct Authority records indicate that water service has been provided to the property since the 1950s.

Based on a review of the records, on the parcel identified as RE 00118470.000000, the Planning Department has determined that one (1) permanent dwelling unit in the mixed-use building (Building 1) is lawfully-established.

5. The applicant asserts that the one (1) existing nonresidential structure is lawfully-established and thereby the floor area is exempt from NROGO. Pursuant to MCC Sec. 9.5-124.3 and Administrative Interpretation 03-108, owners of land upon which lawfully-established nonresidential floor area exists, shall be entitled to one (1) square foot for each such square foot in existence.

MCC Sec. 9.5-124.3 and Administrative Interpretation 03-108 provide criteria to determine whether or not nonresidential floor area was lawfully-established:

- (a) The nonresidential uses were allowed at the time the motel resort was built in the 1960s. In addition, the parcel is currently located in a DR District, which permits resort hotels and their accessory uses with minor conditional use approval.
- (b) Site visits were conducted by a Monroe County Planner, Joseph Haberman, on May 24, 2006 and on July 27, 2006. One (1) mixed-use building (Building 1) was

observed on the property. The building consisted of a real estate office, bank, gas station, convenience store and residential apartment.

- (c) No original Building Permit for the mixed-use building (Building 1) was found. However, the building permit history supports the existence of lawfully-established nonresidential floor area in the building.

As part of Building Permit A2654, issued in 1977, the applicant submitted an un-scaled map of the Sugarloaf Lodge property which shows and identifies the service station and post office as existing on the property. In addition, since 1977, a number of Building Permits have been issued for the property, strongly supporting continuous commercial retail and office uses within the mixed-use building (Building 1).

- (d) The Monroe County Property Appraiser's records for RE 00118470.000000 show a building value on the parcel from 1982 to present. There is currently one (1) building (Building 1) attributed to the property. The year built is indicated as 1958 and it is described as a one-story structure that consists of 4,003 square feet of ground floor area.
- (e) Aerial photography from 1982 to present confirms the continuous existence of the one (1) building (Building 1).
- (f) On the property, Jens Stop N Shop had an occupational license for 2005, and its new business date is indicated as April 19, 1989 for the deli and October 1, 1992 for the retail grocery store. First State Bank has a valid occupational license for 2005 and its new business date is indicated as September 9, 1995. Century 21 Keysearch Realty has a valid occupational license for 2005 and its new business date is indicated as November 27, 1979. No additional occupational licenses were submitted for review.
- (g) Florida Keys Aqueduct Authority records indicate that water service has been provided to the property since the 1950s.

Based on a review of the records, on the parcel identified as RE 00118470.000000, the Planning Department has determined that 2,973 square feet of nonresidential floor area in the mixed-use building (Building 1) is lawfully-established. According to the Property Appraiser's records, in total, the building has 4,003 square feet of floor area. Using the dimensions of the residential apartment as indicated in Building Permit 021-4553, which are consistent with the observations made during the site visit, 1,030 square feet of floor area dedicated to the residential apartment was deducted from the total square footage.

IV. DEVELOPMENT RIGHTS DETERMINATION

Lawfully-Established Dwelling Units and Nonresidential Floor Area:

In conclusion, based on a review of the records for Real Estate Numbers 00118420.000000 and 00118470.000000, the Planning Department has determined that **fifty-five (55) transient dwelling units** and **two (2) permanent dwelling units** may be replaced, conforming to all current Monroe County Codes, without going through ROGO. Of the motel rooms, fifty-four (54) are single-rooms and one (1) is a double-room suite. In addition, **eleven thousand three hundred and twenty-three (11,323) square feet of nonresidential floor area** may be rebuilt, conforming to all current Monroe County Codes, without going through NROGO.

<i>Real Estate Number</i>	<i>Building</i>	<i>Ground Floor Area</i>	<i>Exempt Units</i>	<i>Exempt Floor Area</i>
00118420.000000	Motel Office and Lobby (Building 1)	2,462 ft ²	1 dwelling unit	1,102 ft ²
00118420.000000	Motel – Eastern Wing (Building 2)	11,250 ft ²	24 motel units	--
00118420.000000	Marina (Building 3)	1,000 ft ²	--	1,000 ft ²
00118420.000000	Restaurant (Building 4)	5,286 ft ²	--	5,286 ft ²
00118420.000000	Motel – Western Wing (Building 5)	11,928 ft ²	31 motel units	--
00118420.000000	Restaurant Gazebo	962 ft ²	--	962 ft ²
00118470.000000	Mixed-Use Building (Building 1)	4,003 ft ²	1 dwelling unit	2,973 ft ²
Total		36,891 ft²	57 units	11,323 ft²

For each dwelling unit replaced and each square foot of nonresidential floor area rebuilt, the equivalent amount of existing dwelling units or existing nonresidential floor area must be demolished or removed with a Monroe County Building Permit. Any additional dwellings or nonresidential floor area will have to be acquired and allocated through ROGO or NROGO.

Pursuant to MCC Sec. 9.5-124(b), nonresidential floor area means the sum of the gross floor area for a nonresidential structure as defined in MCC Sec. 9.5-4, any areas used for the provision of food and beverage services and seating whether covered or uncovered, and all covered, unenclosed areas except for walkways, stairways, entryways, parking and loading. Nonresidential floor area is not space occupied by transient residential and institutional residential principal uses, such as the motel lobby or laundry facilities.

Pursuant to MCC Sec. 9.5-4 (D-31), a dwelling unit means one (1) or more rooms physically arranged to create a housekeeping establishment for the occupancy by one (1) family with separate toilet facilities.

Pursuant to MCC Sec. 9.5-4 (R-17), a room, hotel or motel, means a unit in a public lodging establishment as defined by Florida Statute Sec. 509.013(4)(a) intended for transient lodging only for periods not exceeding thirty (30) days. For the purpose of density restriction, a hotel or motel room may be a single room or a suite and may include a kitchenette but no more than one and one-half (1 ½) bathrooms, one (1) bedroom and one (1) other living area. All entrances shall share the same key or means of controlling access. Suites containing more than one (1) bedroom and one and one-half (1 ½) baths may be constructed; however each bedroom/bath combination shall be considered a hotel unit.

Density Requirements:

Any future redevelopment of the resort may not lead the property to exceed the maximum residential density, maximum hotel-motel residential density and maximum nonresidential land use intensities allowed in DR District, pursuant to MCC Sections 9.5-262, 9.5-267 and 9.5-269.

Pursuant to MCC Sec. 9.5-268, the owners of land upon which a lawfully-established dwelling unit or a mobile home exists, but not including transient residential units, shall be entitled to one (1) dwelling unit for each such unit in existence. The replacements of lawfully-established transient residential units are subject to the density requirements within MCC Sec. 9.5-267. The allocated density for transient units in the DR District is ten (10) rooms per acre and the maximum net density is twenty-five (25) rooms per buildable acre.

According to the Property Appraiser's records, the subject property consists of 27.94 acres. Of the 27.94 acres, 12.42 acres have a required environmental open space of 100% and include the mangrove, scrub mangrove, water and saltmarsh. Therefore, 15.52 acres are remaining for residential and commercial development.

The allocated density for transient dwelling units is 155.2 rooms (15.52 acres x 10 rooms per acre). The existing 55 transient units utilize 35 percent of the sites transient development potential or 5.4 acres. The remaining 65 percent or 10.12 acres may be utilized for the two existing permanent dwelling units and the existing nonresidential floor area. The allocated density for attached residential is one (1) unit per acre. The two (2) permanent units utilize 2 acres. The remaining 8.12 acres may be applied towards additional residential units and nonresidential floor area. Please note that employee housing that meets the affordable housing guidelines is permitted at a density of 18 units per net buildable area.

The commercial uses of the marina and restaurant are restricted by the permitted use section. Pursuant to Section 9.5-243 (b), the restaurant facilities shall accommodate no less than one-third (1/3) of all hotel guests at maximum occupancy at a single serving. There are to be at least two (2) satellite eating and drinking facilities, each accommodating at least twenty-five (25) persons.

Commercial retail is to be provided at a minimum of two hundred square feet to include convenience retail, food sales and gifts in one (1) or more sites, excluding restaurants as stated in the paragraph above and in addition on and three-tenths (1.3) square feet commercial retail per each guest room greater than one hundred fifty (150) rooms (not applicable at this time).

Additional commercial retail may be provided and are subject to the following floor area ratio requirements: Low intensity .35, medium intensity .25 and high intensity .15. Commercial retail may consist of either dive shops, boat rentals, gift shops, barber/beauty services, travel agencies provided that there is no extension signage advertising these amenities to the general public.

Therefore, the bank is a nonconforming use. Pursuant to Section 9.5-143 a nonconforming use has the authority to continue, may perform ordinary repair and maintenance, may not be extended

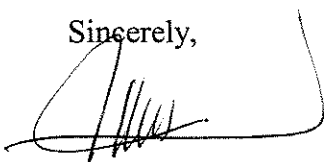
or changed in use unless the new use conforms to the provisions of the new land use district it is located in. Further, a nonconforming use that is abandoned or discontinued for six (6) consecutive months may not be reestablished or resumed. If the structure in which the nonconforming use is located is damaged or destroyed so as to require substantial improvement, then the structure may be repaired or restored only for uses which conform to the land use district in which it is located.

Pursuant to Section 9.5-4, substantial improvement means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the predestruction market value of the structure as determined by the Office of the Tax Assessor of Monroe County, either (1) before the improvement or repair is started or, (2), if the structure has been damaged and is being restored, before the damage occurred.

A land use district change could be pursued to make the use conforming. Both the Suburban Commercial and Mixed Use Commercial land use district would support the use of commercial retail (i.e. bank). However, the FLUM of MC would support either one of these possible land use district map amendments.

Pursuant to Sec. 9.5-43 of the Monroe County Code, you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. We trust that this information is of assistance. If you have any questions regarding the contents of this letter or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aref Joulani', with a large, sweeping flourish extending to the right.

Aref Joulani
Senior Director of Planning & Environmental Resources

Cc: Heather Beckmann, Principal Planner
Joseph Haberman, Planner

Attachment:

Building Permit History for Real Estate Number 00118420.000000 (Sugarloaf Lodge)

<i>Permit Number</i>	<i>Date Issued</i>	<i>Description</i>
A-2654	08-22-1977	Install two 4 ft x 8 ft signs (Airplane Rides \$3 / Airplane Rides Ahead)
A-2800	09-30-1977	Addition to existing porch
A-8671	08-23-1981	Install eight solar collectors and four tanks
A-10793	08-01-1983	Replace existing restaurant wood deck with 715 sq ft concrete deck
A-11780	05-04-1984	Clear land for residential development
871-0553	09-15-1987	Repair central A/C (restaurant)
881-2203	11-10-1988	Install 2 ft x 4 ft wood sign
891-1490	06-13-1989	Modify existing sewer plant
901-1465	09-10-1990	Repaint and replace lettering on existing sign
891-2196	10-05-1990	Re-roof existing 12,000 sq ft roof
931-6938	01-06-1994	Install 962 sq ft shade gazebo
941-0422	04-26-1994	ATF 110 linear ft retaining wall around sewer plant
941-0319	05-12-1994	Install double face sign (Chevron Marina)
941-0516	05-16-1994	Install submerged dolphin containment fence
941-0465	06-21-1994	ATF 6 ft high, 10 ft wide chain link gate
941-0813	07-12-1994	Install 455 linear ft chain link fence 6 ft high around dolphin canal
941-1471	05-03-1995	Add 350 sq ft bathrooms, storage & ice machine room to existing gazebo and motel
951-0574	04-08-1997	Remove submerged fence, construct ATF 880 sq ft dock and walkway
981-1708	10-22-1998	Clear land of exotic vegetation
981-1766	10-30-1998	Repair roof on masonry office, hurricane emergency repair
981-2966	02-18-1999	Replacement of 272 sq ft sign, 24 ft high. Removal of smaller signs
011-4253	11-14-2001	Install 300 linear ft PVC sewer line & connect to sewer treatment
021-4532	11-19-2002	Replace one 2 ton split with one 2.5 ton split with no new drops (First State Bank)
042-4082	08-26-2004	Replace existing 7 ½ air handler for A/C
041-5178	11-15-2004	Replace 7.5 ton condenser unit
041-5771	12-28-2004	Replace 7.5 ton air handler
051-6705	12-13-2005	Install temporary 100 amp pole

Building Permit History for Real Estate Number 00118470.000000 (Sugarloaf Lodge)

<i>Permit Number</i>	<i>Date Issued</i>	<i>Description</i>
881-2139	11-04-1988	Remove and install two gas tanks, replace three pumps
931-5665	03-04-1993	Interior renovations to existing commercial building
951-0775	05-24-1995	ATF to complete 4,500 sq ft of urethane coating to existing roof
981-0648	06-01-1998	Upgrade existing gas pumps
981-1765	10-30-1998	Repair roof of existing commercial general store and gas station
021-4553	10-17-2002	Upgrade electrical service